



February 9, 2026

Utah State Legislature
Executive Appropriations Committee
Senator Jerry W. Stevenson, Senate Chair
Representative Val L. Peterson, House Chair

Esteemed Executive Appropriations Committee Chairs and Members:

Pursuant to Utah Code 11-58-106, the Utah Inland Port Authority (Authority), respectfully submits a report on the execution of an infrastructure loan.

Following approvals by the Authority Loan Committee, the Utah Inland Port Authority Board, and the Executive Appropriations Subcommittee, the loan contract was finalized by the Department of Government Operations Division of Finance for PCC Land and was executed on December 15, 2025. The details of the loan are as follows:

- \$5 million, 3 years, 3.28%
- Repayment Source: Company Funds, Future tax increment
- Collateral: Second position lien on land
- Use of Funds:
 - Regional Infrastructure development in the West Weber project area, used as a match for ARPA Funds from Weber County
 - Infrastructure right sized for extension farther west to service future developments in the area

Questions regarding these loans can be directed to the Authority CFO Ariane Gibson at arianemgibson@utah.gov or 801-755-2373.

Thank you,

Ariane M. Gibson, CPA
Chief Financial Officer

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Following approvals by the Authority Loan Committee and the Utah Inland Port Authority Board, we are seeking approval from the Executive Appropriations Subcommittee.

The details of the loan for Salina City are as follows:

- \$4.66 million, 3.23%, 15 years (payments deferred 5 years)
- Repayment Source: Tax Differential
- Collateral: 18.59-acre project site and future tax differential.
- Use of Funds:
 - Secondary Water System: Construction of a dedicated secondary water system to serve the development.
 - Main Line Extensions: Installation of water and sewer main line extensions to connect the project site to city services.
 - Road Improvements: Development of required road infrastructure and site access.

The AIB Loan Committee approved this loan on January 7, 2026, and the UIPA Board provided final approval on January 13, 2026. We recommend this loan for EAC approval.

Questions regarding these loans can be directed to the Authority CFO Ariane Gibson at arianemgibson@utah.gov or 801-7552373.

Thank you,



Ariane M. Gibson, CPA
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The details of the loan for Fairfield Town are as follows:

- \$1.6 million, 3.23%, 15 years (payments deferred 5 years)
- Repayment Source: Tax Differential
- Collateral: Pledged 75% Tax Increment
- Use of Funds:
 - Well: Construction of a new well to support high-wage logistics and agri-tech sectors.
 - Water Line: Installation of water lines to provide essential utility service to the project site.
 - Road: Development of required road infrastructure for industrial site access.

The AIB Loan Committee approved this loan on January 7, 2026, and the UIPA Board provided final approval on January 13, 2026. We recommend this loan for EAC approval.

Questions regarding these loans can be directed to the Authority CFO Ariane Gibson at arianemgibson@utah.gov or 801-7552373.

Thank you,



Ariane M. Gibson, CPA
Chief Financial Officer